

## Neighbor Meeting Summary

Project: Lantern Park

Date: Wednesday, April 1, 2015

Location: Bridgewater Clubhouse

### Questions and Comments

- How will this affect traffic at rush hour? Has Pulte studies this?
  - A study has not been done
- Will all trees be cut or will some be preserved?
  - Most will be preserved, the entrance depicted is the existing entrance at the Haven (that is why no trees are shown)
- This area floods too much, putting a house there would be “disastrous.” Why is there no access off of Union...traffic is too bad on 161<sup>st</sup> already? Will there be a turn lane?
  - An entrance off of Union would require a bridge over the stream, that is financially unfeasible and the project would not happen if that were required
  - The road will be widened to accommodate a turn lane
- Is a new lift station required?
  - No, the current station has capacity
- Will lots be sold individually? Will there be an HOA? Who will maintain yards?
  - Lots will be priced and sold individually, price will vary based on location
  - There will be an HOA, residents can pay a fee to have HOA maintain yard
- Will there be a trail? Any possibility of future connection to Cool Creek?
  - Would like to use current driveway as trail, already has small bridge over creek
  - There will also be a trail along 161<sup>st</sup> st
- Will a tree preservation plan be put in place?
  - Not sure yet
- Will room be provided to expand 161<sup>st</sup> to 4 lanes?
  - Yes, that is required by the City
- Will a deceleration lane be provided?
  - Yes
- Very disappointed in Pulte regarding Viking Meadows along 161<sup>st</sup>. House are “all lined up like soldiers in a row.”
  - There will be a tree preservation easement blocking the view
  - Homes abutting external streets will need 7 points
  - All lots facing the exterior of the development will be treated as if they abut an external street
- If no vinyl siding is allowed, what materials will be used?
  - Combination of masonry, hardi-plank, efis

- No aluminum
- Which trees will be removed?
  - The center line of trees, along with those in the SE corner of the property
- “I don’t trust Pulte.” What you are saying doesn’t sound like them...Viking Meadows along 161<sup>st</sup> looks BAD.
  - They will have to follow whatever is written into PUD
- Concerned about headlights leaving the development, want entrance off Union on 161<sup>st</sup>.
  - Entrance off Union is not feasible
  - Streets will line up so headlights will go down other street except when turning
- The road WILL flood with heavy rain, that portion of the site floods heavily.
  - Will address drainage with Public Works and Surveyor’s Office
  - There will be a drainage pipe under the new road
- How big is the pond? The entire development?
  - Not sure of the size of the pond
  - The entire site is ~41 acres, ~26 is being developed
- What about the existing house?
  - Will be torn down.
- Do you own the property?
  - Conditional purchase upon zoning approval, as most developments are